TOWN OF ELSMERE PLANNING COMMISSION MEETING MINUTES July 1, 2014 6:30 P.M.

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PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	CHARLES LINDELL	PRESENT
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	LEON BACKER	PRESENT
COMMISSIONER	ANDREW FAVREAU	PRESENT
COMMISSIONER	ERIN L. HURST	PRESENT
COMMISSIONER	MARIANNE SKIPSKI	PRESENT
COMMISSIONER	ROBERT SWAIN	PRESENT

APPROVAL OF MINUTES:

Approval of the Minutes from the June 3, 2014 Planning Commission Meeting

ACTION: Commissioner Favreau made a motion to approve the Minutes from the June 3, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Backer.

VOTE: 7-0 Motion carried

NEW BUSINESS:

Review Petition 14-09 Tax Parcel # 1900-500-387

Mike Ferrier, owner of CFC builders, stated that he hopes to build a single family home at the subject property.

The commissioners asked the applicant questions relating to sidewalks, drainage, and the sewer. Mr. Ferrier stated that if it is required, he would install a sidewalk. He also stated that the sewer is located on the opposite side of the street so it has not been determined yet whether there will be a need to close the street.

Town Manager John Giles stated that the town has no opposition as long as the home is built in compliance with the town code. Town Manager Giles reminded the applicant that he must apply to the town for all required permits.

ACTION: Commissioner Skipski made a motion to approve Petition 14-09 to build a single family home. The motion was seconded by Commissioner Anderson.

VOTE: 7 - 0 Motion carried

Review Petition 14-11 Tax Parcel # 1900-200-240

The applicant, Joseph Quill, discussed his proposed plan to expand Mulrooneys, located at 201 New Road. Mr. Quill stated that he hopes to construct an outside patio that would extend into the right of way.

Chairman Lindell stated that the Commission does not have the authority to approve some of the variances he is seeking. He further stated that the Commission does not have the authority to rule on approval to expand a non-conforming use, outside sales, and expanding into the right of way.

Mr. Quill stated that there are a few other businesses within Elsmere that are grandfathered to be allowed to conduct outside sales and that his customers would like to be able to sit outside.

Councilman John Jaremchuk, 1st District, stated that he has not received any opposition to the petition. Councilman Jaremchuk noted that the right of way is under the authority of the Delaware Department of Transportation (DelDOT) and suggested that the applicant request a continuance of the hearing to obtain approval from DelDOT before proceeding.

A lengthy discussion followed. Town Manager Giles recommended that the applicant should speak with the Town Council to request a change in the ordinance that prohibits outside sales.

Mr. Quill withdrew the application.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

	Commissioner Backer n ded by Commissioner Hui	nade a motion to adjourn the meeting. The motion rst.
VOTE:	7 – 0	Motion carried
At this time, the m	neeting was adjourned.	
Planning Commis meeting will be av approved. The au	sion Meeting. Votes are rational vailable at Town Hall for a	and other issues discussed at the July 1, 2014 recorded accurately. The audio tape(s) of this a period of two years from the date these minutes are red at Town Hall by appointment and in accordance
CHARLES LIN	DELL, CHAIRMAN	LEON BACKER, SECRETARY